

County of Loudoun
Department of Planning
MEMORANDUM

DATE: November 3, 2009

TO: Stephen Gardner, Project Manager, Land Use Review

FROM: Pat Giglio, Planner, Community Planning
PG

SUBJECT: SPEX 2007-0009 & CMPT 2007-0011, T-Mobile Beaumeade
2nd Referral

BACKGROUND

The applicant, Nextel Communications, is requesting a Special Exception and Commission Permit to construct a 130' monopole to accommodate a mobile telecommunication facility on a site located near the Washington and Old Dominion Regional Trail (W&OD Trail) and Smith Switch Road at 21260 Smith Switch Road in Ashburn. The subject site is owned by the Virginia Electric and Power Company (VEPCO) and adjoins an existing electrical substation and high-voltage overhead transmission corridor. The subject site is zoned Planned Development-Industrial Park (PD-IP) under the Revised 1993 Loudoun County Zoning Ordinance. In accordance with the Zoning Ordinance, a Special Exception is required for the proposed "telecommunications use" within the zoning district. A Commission Permit is also required to determine if the proposed public facility is in substantial accord with the Comprehensive Plan.

Staff has reviewed the most recent submittal dated September 29, 2009. Staff finds that the submitted materials adequately address and clarify those issues raised in the first referral regarding options for co-location on existing tall structures, signal propagation and the mitigation of potential visual impacts on the surrounding area. Staff finds the proposed construction of a telecommunications facility on the subject site may be justified to provide coverage to the area and that the location of the proposed 130-foot monopole in proximity to the existing electrical substation and high-voltage overhead transmission corridor is supported by Plan policies (*Telecommunications Plan, General Location Policies, Policies 2b & 6*). The proposed monopole and ground-mounted equipment will blend with and are consistent in design, appearance color and height with the existing electrical substation and overhead transmission poles and lines (*Telecommunications Plan, Countywide Visual Impacts, Policies 1 & 3*). It is anticipated that the proposed construction of the telecommunications

facility on the subject site will have a visual impact on the surrounding area, but its affects are negligible when compared to the existing visual impact created by the existing electrical substation and overhead transmission corridor

RECOMMENDATION

Staff finds that the application for a Special Exception (SPEX) is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Staff finds that the proposed construction of the telecommunication facility will have a negligible visual impact on the surrounding area and is in conformance with the design guidelines for telecommunication facilities. Staff recommends that the applicant commit to the long-term maintenance and care of the proposed landscape buffer to ensure that the proposed facility is adequately screened. Staff recommends that applicant commit to the proposed details of the facility design and removal of the facility following cessation of use. Staff recommends approval of the Special Exception (SPEX) application with conditions.

Staff finds that the application for a Commission Permit (CMPT) to establish a telecommunication use on the subject site is consistent with the policies of the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities. Staff recommends approval of the Commission Permit (CMPT).

CC: Julie Pastor, AICP, Director, Planning
Cindy Keegan, AICP, Program Manager, Community Planning-via email